

PLANNING BOARD STAFF REPORT **AMENDED (See Bold Text in Table)**

DATE: June 13, 2011

TO: Honorable President and Members of the
Planning Board

FROM: Margaret Kavanaugh-Lynch, Planning Services Manager
510.747.6881
mkavanaugh@ci.alameda.ca.us

Subject: Presentation of the Draft North Park Street Regulating Code

BACKGROUND

On November 8, 2010, staff introduced the draft North Park Street Zoning Code to the Planning Board and community. At the meeting, the staff and consultant team explained the major components of the draft Code and asked that the Planning Board and the community at large take the next couple of months to consider the draft document and prepare any comments or proposed changes for staff and Planning Board consideration.

On March 14, 2011, the Planning Board and the community provided a number of comments on the draft Code. A number of the comments submitted by the community focused on the land use designations for particular parcels within the plan area. From staff's perspective, achieving community and Planning Board agreement on the land use map is critically important. Since the March 14, 2011 meeting, staff has focused its efforts on responding to the community comments on the map.

Since March 14, 2011, staff has dedicated time to revising and reevaluating the land use designations for a number of properties within the plan area. This reassessment began with the comment received from the community, but then expanded as staff re-surveyed the area. Using the comments as a guide, staff revisited the entire planning area and prepared that attached exhibit (Attachment 1) which illustrates staff's proposed revisions to the map.

Once there is general agreement on the map, staff will begin the environmental review and final revision to the plan necessary to enable the Planning Board to make a final recommendation on the plan to the City Council. When the CEQA document is finalized, staff will bring both the final Draft North Park Street Regulation Code and

environmental documentation to the Planning Board for review and, if appropriate, recommendation to the City Council.

ANALYSIS

The staff analysis and the recommendations provided below and in the attached exhibit are the result of a reevaluation of the designation for a number of parcels in the plan area. When staff re-evaluated the land use designation for certain parcels, staff essentially had to make a decision as to whether the original map appropriately placed each parcel in one of five different land use classifications. The land use classification in the Park Street Code are the following:

Park Street General (PSG). The code says the following about the PSG designation:

“As a gateway to the City of Alameda, Park Street General is composed of attractive buildings located near to the back of the sidewalk having a mix of commercial, workplace, and compatible residential uses that support a pedestrian-friendly environment. Parking is located on-street and in shared parking lots to the rear and side of buildings. Retail uses are intended to complement rather than compete with the historic Downtown located south of Lincoln Avenue.”

This designation is reserved for properties that front onto Park Street, Lincoln Avenue, or Tilden Way and that can and should support retail commercial businesses on the ground floor. In some instances, staff recommends that parcels not fronting on Park Street be included in the PSG designation if those parcels are immediately adjacent to a parcels fronting on Park Street and the parcel currently supports a development on Park Street or is considered integral to the future development of a parcel fronting on Park Street.

Workplace Neighborhood (WN) The code says the following about the WN designation: *“The Workplace Neighborhood contains a variety of building types having a mix of workplace, commercial, and compatible residential uses. Building types, land uses, and site design principles create an environment that supports a range of commercial activities that are compatible to adjacent residential and mixed-use districts.”*

The WN designation is appropriate in an area where there is a mix of uses and a mix of building types. The Plan area includes a wide variety of uses and almost every sub-area of North Park Street (WN, MUN, and RN) includes a variety and mix of uses. In all of these areas, it is not uncommon to find commercial or office use immediately adjacent to a residential use or in between two residential uses. The distinctive feature that makes the WN areas different is that in these areas the building types (i.e. the kinds of buildings) are also quite mixed. In the WN sub-areas, a Victorian home might be immediately adjacent to a small warehouse or concrete block commercial building) In the WN areas the uses are mixed and the building types are very mixed as well.

For this reason, the code allows a wide range of uses in addition to residential use and greater range of building types in these areas as well.

Mixed-Use Neighborhood (MUN) The code says the following about the MUN designation: *“The Mixed-Use Neighborhood is comprised primarily of residential and compatible workplace uses. Workplace uses are permitted in residentially-compatible building types. New live-work and residential building types are similarly encouraged.”*

From staff’s perspective, the MUN district is very similar to the WN district in that there is a wide variety of uses and uses can change from residential to commercial from parcel to parcel. However the MUN district is different from the WN district in two important characteristics:

- 1) In the MUN district, although the uses vary, the building types tend to not vary. The building types in the MUN district tend to be predominately residential buildings. The non-residential uses which are prevalent in the MUN district predominately occupy buildings that were originally designed for residential use.
- 2) In the MUN district, the non-residential uses tend to be less intensive than in the WN. Auto-oriented, warehouse, and industrial uses are more prevalent in the WN district, hence the greater variety of building types in the WN. In the MUN district, the non-residential uses tend to be lighter; uses such as offices, small retailers, neighborhood services, etc are more prevalent in the MUN district.

For these reasons, the Code restricts allows many non-residential uses in this area (but not as much as in the WN, but and requires that new building be residential building types.

Residential Neighborhood (RN) The code says the following about the RN designation: *“The Residential Neighborhood is home to many historic homes and has a distinctive residential character. Regulations for site-development, building types, and architecture are designed to preserve and enhance residential character. Workplace uses are conditionally permitted in residential building types, and must be compatible with adjacent residences. “*

Although there are quite a few non-residential uses in the RN sub districts, from staff’s point of view, the RN sub areas are predominately residential uses in residential building types (i.e. Victorians, craftsman bungalows, or small ranch style buildings. For that reason, the Code restricts most but not all non-residential uses in this area and requires only residential building types.

Waterfront (WF)

The code states: *“Between Blanding Avenue and the estuary, the Waterfront District contains a mix of land uses, building types, and development patterns to enhance pedestrian activity. The Code allows for a flexible approach to infill and redevelopment in support of overall district growth and revitalization.”*

Staff is not recommending any changes to the map in these areas which all face the waterfront.

Based on the land use descriptions above and a re-evaluation of all the properties in the North Park Street Plan area, staff is recommending a number of changes to the map. For ease of review, each block is labeled with an alphabetical label on Attachment 1 and the Table of Uses Regulations is included on Attachment 2.

Map Key	Change Proposed	Reason for Change
1	One parcel from MUN to PSG	The parcel is currently occupied by a commercial and residential use with a commercial building type. It is immediately adjacent to three PSG parcels that may be redeveloped in the future (Ron Good Toyota sites and John Patrick's Bar.)
2	Two parcels fronting on Eagle from MUN to RN	The parcels are residential uses in residential buildings and function as part of the adjacent residential neighborhood. .
3	One parcel fronting on Buena Vista from MUN to PSG	Parcel functions as part of adjacent gas station PSG parcel.
4	One Large Parcel fronting on BV from MUN to RN	It's a residential parcel that should be part of adjacent residential area
5	Parcel fronting on BV from MUN to PSG	Parcel functions as commercial parcels adjacent to PSG parcels
6	Seven Parcels fronting on Pacific all changed from RN to MUN	Seven parcels include a wide range of residential and commercial uses all in residential building types.
7	Parcel fronting on Pacific from MUN to PSG	Parcel functions as commercial parcel adjacent to PSG parcels
8	One parcel from MUN to PSG.	Parcel supports adjacent PSG uses (parking)
9	One parcel from MUN to PSG	Area has commercial buildings and uses.

10	Two large parcels fronting on Eagle from MUN to RN	Residential uses in Residential building types.
11	Six parcels from MUN to RN	Residential uses in Residential building types.
12	Three parcels from MUN to PSG	Parcel supports adjacent PSG uses (parking)
13	Three parcels from WN to MUN	The uses are mixed but the building types are residential.
14	Five parcels from WN to MUN	The uses are mixed but the building types are residential.
15	Nine parcels facing Clement Street from WN to MUN	The uses are mixed but the building types are residential.
16	On parcel from MUN to RN	Existing car wash on a block that is almost entirely residential. Future use should be residential.

RECOMMENDATION

Hold a public hearing and review and comment on the revised Draft North Park Street Regulation Code District Zone Regulations.

Respectfully submitted,

Margaret Kavanaugh-Lynch
Planning Services Manager

Attachment:

1. Revised Zoning Code Map and description
2. Use Regulations.